



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
OCTOBER 28, 2020
8:30 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christina Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Luke Boodram, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Captain Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero Sr., Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Lois Turowski, Code Compliance Officer

Respondents and witnesses

CE19062057: Edmund Waterman
CE17050001; CE19061652; CE19020274; CE19011318: Courtney Crush
CE19091462: Ricardo Reyes
CE19100292: Joseph Massaro
CE17100604: Eric Carbonell
CE19072339: Diane Magid owner; Raphael Reme, tenant
CE18102217: Michael Garcia
CE19031957: Billy Mathis
CE18081509: Michele Longway
CE19100230; CE19100159; CE19100250; CE19100180; CE191198; CE19100274: William Strop, attorney
CE19091695: Mark Berkowitz
CE20020811: Diego Urdanivia
CE20070050: Angel Garcia
CE20020821: Philip Filonenko
CE20040445: Ana Gomez Ferreira
CE18091090: Deena Gray
CE17120622: Robert Ewing
CE19090635: Spencer Yee
CE19082299: Sharon McGuire
SE20050056: Yesenia Cedeno
SE19110063: Rosius Fraiss

Special Magistrate Hearing

October 28, 2020

Page 2

CE19031857: Alyse Lemstrom
CE17051808: Colby Cooper
CE20030144: Mark Mesiano
CE20060320: Bonnie McIlvane Seery
CE19061756: Johnnie Lee Rhodes
CE20020581: Andrea Rodriques
CE19010339: Margaret Ilas
CE18081609: Frederick Walters; Gary Moses
CE20020379: Lara Roberts
CE20010995; CE20040081: Antonio Martin Del Campos
CE19100006: Irene Smith
CE20040446: George Makhoul; Sean Brown

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:45 A.M.

Case: CE20010995

5433 NE 22 TER

Owner: MARTIN DEL CAMPO, ANTONIO;
DEL CAMPO, MARTHA H

Service was via posting at the property on 10/1/20 and at City Hall on 10/14/20.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-279(g) CMP
THERE IS A DRAINPIPE IN THE SIDE YARD THAT DOES NOT HAVE A PROPER
CAP.

9-280(b)
THERE ARE WINDOWS THAT DO NOT CLOSE FULLY/PROPERLY. THERE ARE
WINDOWS THAT ARE NAILED SHUT.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 3 days or a fine of \$75 per day.

Antonio Martin Del Campo said he had done some work. He explained that he had filed an eviction against the tenant, which was in litigation, and the tenant had made it difficult to gain access to the property.

Officer Jordan stated the sewage was still backing up into the unit.

Mr. Del Campo said the tenant had indicated he would allow the contractor access on Saturday. The contractor would use a camera to ensure there was no obstruction in the drainpipe.

Ms. Flynn Found in favor of the City and ordered compliance within 3 days or a fine of \$75 per day.

Case: CE20040081

5433 NE 22 TER

Owner: MARTIN DEL CAMPO, ANTONIO; DEL CAMPO, MARTHA H

Service was via posting at the property on 10/1/20 and at City Hall on 10/14/20.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-279(g)
COMPLIED

Special Magistrate Hearing

October 28, 2020

Page 3

9-276(c)(3)

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.
EVIDENCE OF RATS AND TERMITES ON PROPERTY.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 3 days or a fine of \$75 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 3 days or a fine of \$75 per day.

Case: CE19072339

211 SW 2 ST, # W

Owner: RIVERWALK CENTRE LTD

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$50,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, said some violations were outstanding but the night club had not been operating due to Covid-19. He said they had submitted a life safety plan, but the occupant load had been calculated incorrectly so the engineer must recalculate based on the net gross floor area. In addition, the exit doors' fire rating was no longer available.

Raphael Reme, tenant, said the business had been closed for seven months and he had been unsure they would reopen. He said he had been waiting for Captain Kisarewich to confirm that the occupant load had been incorrectly calculated.

Ms. Hasan noted that the case was over one year old and some progress could have easily been made.

Captain Kisarewich agreed that some items had been complied and they were working on a new life safety plan. He recommended a 90-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE17051808

Ordered to Re-appear

1500 SW 17 ST

Owner: SHM SOUTH FORK LLC

This case was first heard on 5/16/19 to comply by 11/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,400.

Luke Boodram, Code Compliance Officer, said there had been significant improvement and recommended a 90-day extension.

Colby Cooper agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE20060320

2108 SE 18 ST

Owner: JACKSON, MYRTLE A

Service was via posting at the property on 9/25/20 and at City Hall on 10/14/20.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY

AND/OR ITS SWALE. THE BACK YARD IS COVERED IN OVERGROWTH OF WEEDS AND BUSHES AND PILES OF MULCH.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Bonnie McIlvane Seery agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE20020581

2900 NW 20 ST

Owner: RODRIQUEZ, ANDREA

Service was via posting at the property on 10/18/20 and at City Hall on 10/14/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)
COMPLIED

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE FENCE THAT IS MISSING, LEANING AND THE TOP SUPPORT BAR OF THE FENCE IS MISSING.

Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Andrea Rodriques agreed to comply.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: SE20070050

Administrative Hearing – Nuisance Abatement

821 NW 1 AVE

Owner: 335 NW 28 STREET LLC

VIOLATION:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation had been cited and upon reinspection 48 hours later, the trash remained. The City had removed the violation.

Angel Garcia said none of his tenants had put the furniture on the property but they had informed him that people dumped on the property. He argued with Officer Acquavella regarding whether the trash was on his property or the property next door.

Ms. Flynn denied the appeal.

Case: SE20050056

Administrative Hearing – Nuisance Abatement

1315 SW 22 TER

Owner: DIAZ-RODRIGUEZ, IOCEN

Special Magistrate Hearing

October 28, 2020

Page 5

VIOLATION:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation had been cited and upon reinspection 48 hours later, the trash remained. The City had removed the violation.

Yesenia Cedeno said they had removed the trash bags that had been marked with an "X" but not the tree material.

Ms. Flynn denied the appeal.

Case: SE-19110063

Administrative Hearing – Nuisance Abatement

1319 NW 15 AVE

Owner: OJ FREEDOM REALTY LLC

VIOLATIONS: 24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation had been cited and upon reinspection 48 hours later, the trash remained. The City had removed the violation.

Rosius Frais said the trash had been put there by the tenant of the adjacent property. He stated he had never received notice of the violation. Ms. Flynn noted that the property had been posted for the violation.

Ms. Flynn denied the appeal.

Case: CE18091090

941 SW 21 TER

Owner: 941 TERRACE FL LLC

% CFR REALTY PARTNERS LLC

This case was first heard on 5/16/19 to comply by 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, recommended the full fine be imposed.

Deena Gray said three of the four violations were in compliance. The landlord was working with the tenant for him to remove items in the parking area so the paving work could be done. They were in the process of responding to comments on the permit application. She requested 90-120 days. Officer Koloian suggested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19010339

3030 SW 7 ST

Owner: ILAS, MARGARET A

This case was first heard on 5/6/19 to comply by 6/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the violations remained and recommended imposition of the fines.

Special Magistrate Hearing

October 28, 2020

Page 6

Margaret Ilas said the house violation had been taken care of. In the spring they had applied for a driveway permit and had recently been notified it was ready, but the contractor had temporarily lost his license. He had his license again and she would ask him to begin work as soon as possible. Officer Koloian said there was a bit of landscaping that needed to be done as well as the driveway.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE20020379

5200 NE 19 AVE

Owner: ROBERTS, LARA F

Certified Mail was accepted on 10/20/20. Service was also via posting at City Hall on 10/14/20.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE ARE OUTDOOR STORAGE ITEMS SUCH AS OLD BUCKETS, BINS, FISHING RODS, CONTAINERS, ITEMS COVERED WITH TARPS, OLD TREE STUMPS AND OTHER ITEMS ABOUT THE FRONT DRIVEWAY AND LAWN OF THE PROPERTY. THERE IS ALSO AN OVERSIZED AWNING ON TOP OF A VEHICLE PARKED ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASES CE18120025 CITED ON 12/4/18 AND CE19030380 CITED ON 3/6/19 UNDER THIS SECTION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Malakius presented the case file into evidence and stated the property was now in compliance. He requested a finding of fact that the violation had existed as cited.

Lara Roberts said she had tried to maintain compliance but the family member who lived on the property had mental health issues and continued to store items outside.

Ms. Flynn Found in favor of the City that the violation had existed as cited.

Case: CE20030144

1748 SW 20 ST

Owner: MC SQUARED PROPERTIES LLC

Service was via posting at the property on 10/1/20 and at City Hall on 10/14/20.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING BUT NOT LIMITED TO ROTTING WOOD AND TREE STUMPS ON PROPERTY AND SWALE AREAS.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Mark Mesiano said he hoped to comply within 10 days.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE17120622

1200 SW 28 ST

Owner: EWING, ROBERT W

Special Magistrate Hearing

October 28, 2020

Page 7

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended reducing the fines to \$400 to cover administrative costs.

Robert Ewing agreed to the reduction.

Ms. Flynn imposed a fine of \$400 for the time the property was out of compliance.

Case: CE18081509

417 SW 16 CT

Owner: ROGERS, RICHARD C EST

This case was first heard on 1/17/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,100 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended reducing the fines to \$500 to cover administrative costs.

Michele Longway said they were going through the reverse mortgage process on the property. His uncle had left the property his mother with the violations. They had cleared up most of the violations but the roof was very expensive and they needed to complete the settlement of the estate to pay for it. His mother did not have \$500 to put toward the fines and he asked that the fine be waived. He explained that the estate was now \$20,000 in debt and they needed to sell it.

Ms. Flynn imposed no fine.

Case: CE19090635

1200 SW 31 ST

Owner: YEE, SPENCER & RAZAVILAR, PEJEMAN
MCDAVID, MICHAEL & LEE, EUGENE

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, said the violations remained.

Spencer Yee said he had not received notice of the violations. He stated they planned to demolish the property and requested an extension to do so. They had hired a contractor but did not yet have a permit. Officer Sanguinetti suggested 45 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE19011318

605 SW 17 ST

Owner C4NAVIGATOR LLC

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,050 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, stated the owner had put gravel in the swale, assuming that this would suffice for additional parking. The commercial paving permit application had been submitted within 60 days of the citation but a question arose regarding whether appropriate parking could actually be approved for these old, legally non-conforming properties. It had taken almost one year to determine that the driveways could be brought to comply with current code. Once the permit was closed out, the owner had restored the swale to grass. Ms. Crush requested a reduction to administrative costs.

Special Magistrate Hearing

October 28, 2020

Page 8

Officer Sanguinetti reported administrative costs totaled \$1,399.

Ms. Flynn imposed a fine of \$1,399 for the time the property was out of compliance.

Case: CE19020274

601 SW 17 ST

Owner: C4NAVIGATOR LLC

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,050 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, said administrative costs totaled \$1,740.

Ms. Flynn imposed a fine of \$1,740 for the time the property was out of compliance.

Case: CE20040445

900 NW 10 TER

Owner: JANEL GOMEZ REV TR; GOMEZ, JANEL TRUSTEE

Service was via posting at the property on 9/30/20 and at City Hall on 10/14/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND DIRTY PAINT.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO UN-ROOFED OUTDOOR STORAGE OF CAR METAL PARTS, PALLETS, WOOD PALLETS AND DISMANTLED VEHICLES AT THE REAR OF THE DWELLING.

47-19.4.B.1.

COMPLIED

15-28

THERE ARE BUSINESSES AT THIS LOCATION OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

47-20.20.G.

THERE ARE SEVERAL VEHICLES PARKED/STORED ON THE DRIVEWAY AND SWALE WHILE WAITING FOR SERVICE AND FOR MORE THAN 24 HOURS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ana Gomez Ferreira agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE18081609

Request for Extension

4721 BAYVIEW DR

Owner: WALTERS, FREDERICK L

This case was first heard on 9/9/20 to comply by 10/11/20. Violations and extensions were as noted in the agenda. The

Special Magistrate Hearing

October 28, 2020

Page 9

property was not in compliance, and fines had accrued to \$1,350.

Wilson Quintero, Senior Code Compliance Officer, said the property was not in compliance and recommended increasing the fine to \$50 per day, per violation, due to the property condition and the nuisance to nearby properties.

Frederick Walters said he had signed a contract for tree removal in September 2019 but the tree had collapsed before it could be removed. The tree had been removed but the stump remained. He had a contractor scheduled to come to the property the following week and had another company supplying an estimate.

Porshia Williams, Code Compliance Manager, pointed out that the case was begun in 2018 and she did not believe the owner would comply unless the City moved to impose the fines. She recommended no extension be granted.

Gary Moses, neighbor, said he had been raising alarms about this property for six years. On September 9, the tree had fallen on Mr. Moses's property and Mr. Walters had not yet cleaned it up.

Ms. Flynn increased the fines to \$50 per day, per violation and did not grant an extension, and staff would set the case for a Massey hearing on 11/19/20.

Case: CE17100604

124 HENDRICKS ISLE

Owner: 124 HENDRICKS ISLE LLC

This case was first heard on 3/15/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,125 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Eric Carbonell, permit expeditor, said the seawall cap was in place and there was no more flooding. He confirmed the lot was under construction.

Ms. Flynn imposed the \$24,125 fine, which would continue to accrue until the property was in compliance.

Case: CE19100292

Request for Extension

108 S GORDON RD

Owner: MASSARO, JOSEPH & SUSAN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,400.

Will Snyder, Code Compliance Officer, said he would not object to an extension.

Joseph Massaro said he had hired a contractor, who had taken \$21,000 from him and would not respond to his phone calls. He had hired another contractor to take over the work and he estimated it would take four to five months. Officer Snyder recommended 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE19061652

500 RIVIERA ISLE DR

Owner: 500 RIVIERA LLC

This case was first heard on 11/7/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,700 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the full fine.

Special Magistrate Hearing

October 28, 2020

Page 10

Courtney Crush, attorney, said the contractor thought a dock permit was needed to repair the dock but Inspector Snyder had informed them that it was not. She added that the owners lived overseas. Officer Snyder said the needed repair was relatively minor, but Ms. Crush had indicated the contractor had been "pushing for...a complete redesign of the dock." Officer Snyder recommended a reduction of the fine to \$2,500.

Ms. Flynn imposed a fine of \$2,500 for the time the property was out of compliance.

Case: CE17050001

65 NURMI DR

Owner: JACOB, KURIEN & MIREILLE

This case was first heard on 3/15/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,500 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fine to \$4,000.

Courtney Crush attorney, said there had been problems pulling a permit to prune a tree on the property, which had to be done prior to addressing the seawall issue.

Ms. Flynn imposed a fine of \$3,000 for the time the property was out of compliance.

Case: CE19091462

82 NURMI DR

Owner: 82 NURMI DRIVE LLC

This case was first heard on 2/6/20 to comply by 2/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the full fine.

Ricardo Reyes said the former property manager had not informed the owner of the violations. He stated he and Officer Snyder had discussed reducing the fine to \$1,000. Officer Snyder stated the property owner had been notified of the violations, which were minor.

Ms. Flynn imposed a fine of \$4,000 for the time the property was out of compliance.

The following two cases were heard together:

Case: ENF-CODE-19100274

Request for Extension

1622 NW 7 CT

Owner: FEDERAL APARTMENTS LTD PRTNR;
% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,100.

Roberta Jones, Code Compliance Officer, said many of the tenants had been moved and she needed to confirm that the violations were in compliance. She would not object to an extension.

William Strop, attorney, said the property manager had informed him that the violations were all in compliance and only paving issues remained.

Officer Jones recommended a 7-day extension.

Ms. Flynn granted a 7-day extension, during which time no fines would accrue.

Special Magistrate Hearing

October 28, 2020

Page 11

Case: ENF-CODE-19100198

Request for Extension

817 NW 11 AVE

Owner: FEDERAL APARTMENTS LTD PRTNR;
% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Officer Jones recommended a 7-day extension.

William Strop, attorney, agreed.

Ms. Flynn granted a 7-day extension, during which time no fines would accrue.

The following four cases were heard together:

Case: ENF-CODE-19100159

Request for Extension

509 NW 23 AVE 1-4

Owner: FEDERAL APTS LTD PRTNR;
% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$13,500.

Linda Holloway, Senior Code Compliance Officer, recommended a 63-day extension.

William Strop, attorney, agreed.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: ENF-CODE-19100180

Request for Extension

515 NW 23 AVE 1-4

Owner: FEDERAL APARTMENTS LTD PRTNR;
% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20 and 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$10,800.

Linda Holloway, Senior Code Compliance Officer, recommended a 63-day extension.

William Strop, attorney, agreed.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: ENF-CODE-19100230

Request for Extension

508 NW 23 AVE 1-4

Owner: FEDERAL APARTMENTS LTD PRTNR;
% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Linda Holloway, Senior Code Compliance Officer, recommended a 63-day extension.

William Strop, attorney, agreed.

Special Magistrate Hearing

October 28, 2020

Page 12

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: ENF-CODE-19100250

509 NW 23 AVE 1-4

Owner: FEDERAL APTS LTD PARTNERSHIP;
% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,700.

Linda Holloway, Senior Code Compliance Officer, said the case was in compliance and recommended no fine be imposed.

William Strop, attorney, agreed.

Ms. Flynn imposed no fine.

Case: CE18102217

321 SAN MARCO DR

Owner: CLARK, PAUL

This case was first heard on 9/19/19 to comply by 1/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,475 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended the full fine be imposed.

Michael Garcia said the owners hired a contractor, who had absconded with \$15,000 and not done the work. They had needed to hire a second contractor to repair the seawall. Officer Holloway said administrative costs totaled \$626.

Ms. Flynn imposed a fine of \$626 for the time the property was out of compliance.

Case: CE19082299

1218 SW 29 TER

Owner: MCGUIRE, SHARON H

This case was first heard on 2/6/20 to comply by 4/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, said the vessel had been removed and recommended a 63-day extension.

Sharon McGuire agreed to comply within 63 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE19091695

Request for Extension

611 NW 4 AVE

Owner: 611 BROWARD COUNTY
LONGSHOREMENS ASSOCIATION LLC

This case was first heard on 9/9/20 to comply by 10/14/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$700.

Linda Holloway, Senior Code Compliance Officer, recommended a 35-day extension.

Mark Berkowitz said they were having a permitting issue for the irrigation system but he anticipated the permitting and the work would be done by December 1.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19031857

1465 NW 6 ST

Owner: JAMES, LARRY G

This case was first heard on 6/20/19 to comply by 8/8/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said he would not object to a reasonable extension.

Alyse Lemstrom stated they had pulled a permit to demolish the building and had been working with the CRA to construct a new one, but the owner had changed his mind due to financial concerns. The owner had already contracted someone to pressure wash the building. She requested 30 days to comply the violation.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19100006

1231 NW 1 AVE

Owner: SMITH, IRENE

This case was first heard on 2/20/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,750 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, confirmed that all violations were in compliance. She recommended reducing the fines to \$626 to cover administrative costs.

Irene Smith said she was unaware that the fines had begun to accrue again.

Ms. Flynn imposed a fine of \$300 for the time the property was out of compliance.

Case: CE20020811

Citation

800 NE 16 TER 1-2

Owner: URDANIVIA, DIEGO

This case was first heard on 7/9/20 to comply by 7/19/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,200 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the full fine.

Diego Urdanivia said he had not received notice of the violation, but the property had been posted with notice of the hearing. He said as soon as he was aware of the violation, via email on July 21, he had taken steps to comply and submitted his application before the deadline. He had not heard from the City again until September, when the City requested an opportunity to inspect the property. Mr. Urdanivia said none of the communication he received indicated a fine would accrue.

Ms. Jordan described the notice sent to the owner: the citation was mailed via first class and certified mail on 7/10/20. Once the citation was mailed, the owner had 15 days to appeal. If no appeal was filed within 15 days, fines began.

Ms. Flynn imposed a fine of \$7,500 for the time the property was out of compliance.

Case: CE20020821

Citation

Special Magistrate Hearing

October 28, 2020

Page 14

827 NE 16 TER

Owner: 827 NE 16 TER LLC

This case was first heard on 6/24/20 to comply by 6/29/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, said the owner had not removed the listing, even after telling Officer Jolly he had a long-term tenant. Officer Jolly was able to book a stay for less than 30 days himself. He recommended fines be imposed.

Philip Filonenko said it was not possible to book the property for less than 30 days. He stated he had blocked short-term rentals through November and had a new tenant coming in who would occupy the property for a year.

Ms. Flynn imposed the \$400 fine.

Case: CE19031957

331 SW 29 AVE

Owner: MATHIS, DEANNIA M MATHIS, VICTOR L ET

This case was first heard on 7/18/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Supervisor, recommended imposition of the fines.

Billy Mathis stated he was unaware he must repair the rear windows of the home. He said he had also had the driveway pressure cleaned and coated. He requested 30 days. Supervisor Bass said she would agree to a 35-day extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19061756

2700 NW 16 ST

Owner: RHODES, JOHNNIE LEE H/E RHODES, VALLERY ANN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Johnnie Lee Rhodes said he was disabled and his finances were poor. He stated the City had given them a \$60,000 grant to rehabilitate the home. He held up the award letter he had received. Ms. Rhodes gave staff the name of their contact in Community Development.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE19062057

15 SE 25 ST

Owner: FEDERAL 627 N LLC

This case was first heard on 9/5/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, recommended imposition of the fines.

Special Magistrate Hearing

October 28, 2020

Page 15

Edmund Waterman said he had re-sodded in April, believing this would comply the violation, but it had not. He said the City's code case tracker site was not working. He had called and been told he would receive notice of a hearing, which he received in October. He had scheduled additional sod to be put down that day.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE20040446

844 NW 10 TER

Owner: MAKHOUL, GEORGE

Service was via posting at the property on 9/30/20 and at City Hall on 10/14/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.1.
COMPLIED

18-12(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE,
INCLUDING BUT NOT LIMITED TO PAPERS, BOTTLES AND BUCKETS.

47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE
SEVERAL DISMANTLED VEHICLES AND METAL PARTS STORED ON THE REAR OF
THE PROPERTY AND ON THE STORE PARKING SPACES.

47-20.20.(H)
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THERE
ARE POTHOLES ON THE LOT.

15-28
THERE ARE BUSINESSES OPERATING WITH AN EXPIRED BUSINESS TAX
RECEIPT.

Officer Quintero presented the case file into evidence and stated this was a problem property about which the City received many complaints. He recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

George Makhoul said he had hired a property manager, Sean Brown, who was on the phone with him. He reported the dumpster had been moved, the businesses were all licensed, the potholes had been repaired and the trash and debris had been cleaned up.

Sean Brown, property manager and business owner, stated they had updated the business license. He agreed to comply within 63 days. Mr. Makhoul agreed as well.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE20090271

416 COCONUT ISLE DR

Owner: 416 COCONUT ISLES LLC

Service was via posting at the property on 10/5/20 and at City Hall on 10/14/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS
CE19080257. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE

FOR A FINDING OF FACT REGARDLESS OF ACHIEVED COMPLIANCE.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE19020058

450 W EVANSTON CIR

Owner: SMITH, JAMES E EST

Service was via posting at the property on 10/12/20 and at City Hall on 10/14/20.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS STORAGE IN THE FRONT PATIO CONSISTING OF APPLIANCES AND OTHER HOUSEHOLD AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-12(a)
COMPLIED

18-4(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY.

47-39.A.1.b.(6)(b)
OPEN AIR STORAGE IS PROHIBITED IN THIS RS-6.7 RESIDENTIAL ZONING DISTRICTS. IT IS A PROHIBITED LAND USE PER ULDR SECTION 47-39.
A.11. THERE ARE COOLERS, TIRES, APPLIANCES, LAWN EQUIPMENT, A BOAT MOTOR, AND OTHER MISCELLANEOUS ITEMS BEING STORED AT THIS PROPERTY.

9-278(e)
COMPLIED

9-304(b)
COMPLIED

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-308(b)
COMPLIED

9-313.(a)
COMPLIED

Officer Koloian presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Special Magistrate Hearing

October 28, 2020

Page 17

Ms. Flynn Found in favor of the City and ordered compliance with 9-305(b) within 28 days and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Case: CE19100003

1108 NW 1 AVE

Owner: FIRST FORT LAUDERDALE HAITIAN
MISSIONARY BAPTIST CHURCH

Certified Mail was accepted on 10/13/20. Service was also via posting at City Hall on 10/14/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)
WITHDRAWN

9-308(b)
COMPLIED

9-306
COMPLIED

18-4(c)
COMPLIED

47-20.20.(H)
THE SURFACE OF THE PARKING AREA IS FADED, STAINED AND DIRTY. THERE
ARE POTHOLES AND THE SURFACE MARKINGS ARE FADED.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE20010439

1220 NW 6 AVE

Owner: MALEC, JOHN

Certified Mail was accepted on 10/13/20. Service was also via posting at City Hall on 10/14/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)
COMPLIED

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT
AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING
GROUND COVER ON THE PROPERTY AND SWALE AREA.

47-34.4.A.1.
COMPLIED

9-279(f)
COMPLIED

47-20.20.(H)
WITHDRAWN

18-4(c)
COMPLIED

9-306
THE EXTERIOR OF THIS BUILDING IS NOT WELL MAINTAINED. THERE IS
DIRTY, FADED, STAINED, MISSING AND PEELING PAINT ON THE DOOR AND
EXTERIOR WALLS.

9-304(b)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS
PROPERTY. THE ASPHALT SURFACE IS CRACKED AND THERE ARE HOLES. THE
GRAVEL SURFACE IS NOT CONTAINED AND IS SPREADING INTO THE LAWN AS
WELL AS THE ASPHALT PORTION OF THE PARKING AREA AND THE STREET.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 98 days or a fine of \$25 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 98 days or a fine of \$25 per day, per violation.

Case: CE19120186

2313 NW 6 CT

Owner: VALENTINE, CLAUDIA EST

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$4,200 fine.

Case: CE19110997

1931 SW 23 TER

Owner: ALLEN, ASSELYA; ALLEN, RUSSELL

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$16,000 fine, which would continue to accrue until the property was in compliance.

Case: CE19120624

2115 NE 37 DR 236

Owner: YOHANAN, SAMUEL D

This case was first heard on 2/20/20 to comply by 3/1/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,200 fine, which would continue to accrue until the property was in compliance.

Case: CE17100488

121 HENDRICKS ISLE

Owner: PARSUN LLC

This case was first heard on 2/15/18 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$96,200 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19091314

1308 SW 22 TER

Owner: RUSSO, LOUIS H/E RUSSO, JEILY

This case was first heard on 1/16/20 to comply by 3/5/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,600 fine, which would continue to accrue until the property was in compliance.

Case: CE19071828

3400 N OCEAN BLVD

Owner: 3404 N OCEAN BLVD, LLC

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,100 fine, which would continue to accrue until the property was in compliance.

Case: CE18101377

700 SOLAR ISLE DR

Owner: MUSSO, EUGENE A EUGENE A MUSSO REV TR

This case was first heard on 2/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,900 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19062022

312 NW 7 ST

Owner: FIRST EBENEZER MISSIONARY
CHRISTIAN CHURCH INC

This case was first heard on 2/20/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$75 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$75 fine.

Case: CE19041770

1606 NW 13 CT

Owner: RIVERA, HILDA

This case was first heard on 8/15/19 to comply by 8/25/19 and 10/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,100 fine, which would continue to accrue until the property was in compliance.

Case: CE19050466

408 SW 25 TER

Owner: PIERRE, EDGARD & MARLEINE

This case was first heard on 1/16/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which

Special Magistrate Hearing

October 28, 2020

Page 20

would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

Case: CE18081374

801 SW 24 AVE

Owner: VAUGHAN, THOMAS G LE VAUGHAN, RICHARD

This case was first heard on 9/19/19 to comply by 9/29/19 and 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,950 and the City was requesting a \$1,700 fine be imposed.

Ms. Flynn imposed a fine of \$1,700 for the time the property was out of compliance.

Case: CE18090502

510 NW 24 AVE, # 48

Owner: SUMMER LAKE VILLAS LLC

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$16,300 fine, which would continue to accrue until the property was in compliance.

Case: CE20010102

810 NW 2 AVE

Owner: BUSLAM DEVELOPMENT LLC

This case was first heard on 2/20/20 to comply by 3/1/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,400 fine.

Case: CE19060883

1920 NW 9 ST

Owner: ALEXANDER, JOHNNY L

This case was first heard on 9/19/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$13,900 fine, which would continue to accrue until the property was in compliance.

Case CE19081100

Request for Extension

666 W BROWARD BLVD

Owner: BURGER KING CORP #43 %RYAN

This case was first heard on 1/16/20 to comply by 1/26/20 and 3/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$105,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$105,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19090851

3050 NW 17 ST

Owner: HOLE 1 LLC

Special Magistrate Hearing

October 28, 2020

Page 21

This case was first heard on 2/6/20 to comply by 2/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,700 fine, which would continue to accrue until the property was in compliance.

Case: CE18092126

1142 NW 15 CT

Owner: VERNELUS, VERMILIEEN & ITALIA

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,900 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$7,900 fine.

Case: CE20060969

Citation

1432 NW 3 AVE

Owner: ARI PROPERTY FUND LLC

This case was first heard on 7/4/20 to comply by 7/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$22,200 fine, which would continue to accrue until the property was in compliance.

Case: CE20070264

Citation

2904 N OCEAN BLVD 1-4

Owner: LAMBERT, OLIVIER; NADEAU, NATHALIE

This case was first heard on 7/11/20 to comply by 7/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$8,800 fine.

Case: CE20070570

Citation

2600 NE 9 ST

Owner: OCON RE ACQUISITIONS LLC

This case was first heard on 7/14/20 to comply by 7/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,800 fine, which would continue to accrue until the property was in compliance.

Case: CE19110757

Vacate Order Of 2/6/2020

1321 NE 3 AVE

Owner: ALEXIS, FONTANE & MARIE M

This was a request to vacate the order dated 2/6/20.

Ms. Flynn vacated the order dated 2/6/20.

Ms. Flynn accepted into evidence pages 48 and 49 of complied, closed, withdrawn and rescheduled cases.

Special Magistrate Hearing

October 28, 2020

Page 22

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20050176	CE19121147	CE19072050	FC20020016
FC20020018	FC20020028	CE20011011	CE20010600
CE20010789	CE19110405	CE20090282	CE20090356
CE20080814	CE20070351		

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20010906	CE19080294	CE19050014	CE18121594
CE18120868	CE18091383	CE19100748	CE19110672

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE20010064	CE19120060	CE19121266	CE20070564
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Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19061055	CE20020703	CE19061120	CE20050773
CE20060949	CE18110690	CE20090299	CE19070614

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

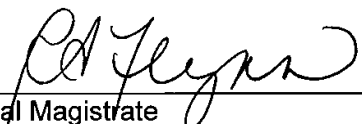
None

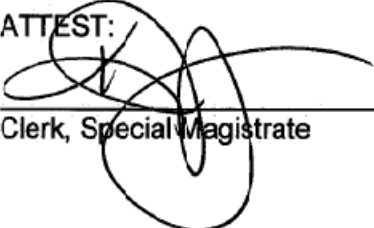
Respondent Non-Appearence

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE20070138	SE20070159	CE20010682
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There being no further business, the hearing was adjourned at 12:45 P.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate

